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August 7, 2002

Muthu Sundram, Esquire  
Assistant Regional Counsel  
United States Environmental Protection Agency, Region 2  
290 Broadway  
New York, NY 10007-1866

Re: Hamilton Industrial Park Site,  
South Plainfield, New Jersey

Dear Muthu:

We are writing to provide an update with respect to the status of the redevelopment planning efforts affecting the Hamilton Industrial Park Site in South Plainfield, New Jersey and to reiterate the importance of our finalizing both the pending Consent Agreement and the RI/FS collaborative arrangement, as well as EPA's continuing aggressively to pursue the completion of the Remedial Investigation/Feasibility Study for Operable Unit No. 2. As we discussed, at its meeting on July 15, 2002 (Agenda enclosed), the South Plainfield Borough Council unanimously approved Ordinance # 1597 which adopted "The Redevelopment Plan for the Designated Redevelopment Area in the Vicinity of the Hamilton Boulevard Industrial Site". As you know, this Redevelopment Plan follows the South Plainfield's Borough Council's prior unanimous endorsement of the Conceptual Plan for the redevelopment of the Hamilton Industrial Park Site, which Conceptual Plan is now embodied in the formally adopted Redevelopment Plan.

For your convenience of reference, we are enclosing a copy of the adopted Redevelopment Plan, along with two articles from South Plainfield newspapers which report on the Plan's adoption. Of particular note is the second article dated July 19, 2002, which highlights the importance of the cooperative efforts with EPA to assure that redevelopment planning becomes an integral element of the clean-up plan which is ultimately proposed for the Site. Also enclosed is a copy of a statement of interest from a potential redeveloper for the Site.

Given the fact that the Borough of South Plainfield has so clearly indicated its desire to have the Hamilton Industrial Park appropriately redeveloped for commercial/industrial purposes and EPA's commitment, as conveyed by Pete Mannino to the Borough Council, that EPA will cooperate with the community in order to expedite the remedial planning process and take into account the community's redevelopment plans, it is incumbent upon all of us to move promptly

August 7, 2002

Page 2

forward on a cooperative basis. As you know, we have been discussing for over a year both (i) finalizing the Consent Agreement which would provide for our performing the Cultural Resources Assessment, as requested by EPA, and (ii) memorializing the cooperative arrangement which has already been implemented in practice. It is our hope that these documents can be finalized by the end of this month.

Additionally, it is critical that the RI/FS process for Operable Unit No. 2 be restored to a more expedited schedule. As of this date, there has been an approximately one year delay in the RI/FS schedule. The Mayor and other members of the Borough Council have inquired as to the reason for the delay, and we have referred them to EPA. Therefore, it is likely that the Borough Council will convey its concerns regarding the RI/FS timing directly to EPA.

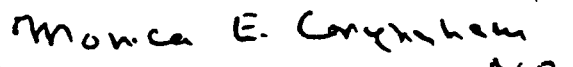
As you know, Cornell-Dubilier Electronics, Inc. ("CDE") and Dana Corporation have fully cooperated with EPA with respect to two significant Removal Actions, the first (the Tier I Properties) involving CDE and the second (the Tier II properties) involving both CDE and Dana Corporation. We have also evidenced our good faith by working actively on a cooperative basis with both the Borough of South Plainfield and Pete Mannino of EPA in an effort to assure that the redevelopment of the Site can be successfully coordinated with, and integrated into, both the RI/FS and remedial action process, so that EPA's clearly articulated emphasis upon successful redevelopment and reuse of Superfund Sites can be successfully translated into action in South Plainfield. We stand ready to continue this cooperative process.

We hope to receive a status report from you in the near future regarding the progress being made with respect to outstanding matters referenced in this letter.

Yours sincerely,



Michael P. Last



Monica E. Conyngham

**AGENDA FOR  
PUBLIC MEETING OF MAYOR AND COUNCIL  
HELD ON MONDAY, JULY 15, 2002  
7:00 PM**

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1. Meeting Call to order by Mayor Gallagher in accordance with the Open Public Meetings Act.
2. Roll call by Municipal Clerk
3. Pledge of Allegiance
4. Invocation by Councilman Cerami
5. Acceptance of Governing Body Minutes for June 17, 2002 and June 20, 2002.  
Acceptance of Executive Session Minutes for June 17, 2002 and June 20, 2002.
6. Public Comments on Agenda Items only.

**7. ORDINANCES - Public Hearing and Final Adoption**

- [ #1597 - An ordinance adopting the Redevelopment Plan for the designated redevelopment area in the vicinity of the Hamilton Boulevard Industrial Site.
- #1598 - An ordinance approving and authorizing the entering into, execution and delivery of a lease and agreement with the Middlesex County Improvement Authority.

**8. ORDINANCES - Introduction**

- #1599 - An ordinance amending Chapter 157 of the Code of the Borough of South Plainfield entitled "Sewers".
- #1600 - An ordinance providing for the purchase of land by the Borough of South Plainfield for the preservation of open space.



# The Reporter

South Plainfield

Friday, June 28, 2002

## Town moves ahead with redevelopment

Mixed uses are foreseen for Hamilton Blvd. Superfund site

By CHERYL ORSON

STAFF WRITER

**SOUTH PLAINFIELD** — Redevelopment plans for the Hamilton Boulevard Industrial Site, a contaminated Superfund site, are continuing to be made.

During a June 20 regular public meeting, the council introduced an ordinance accepting a redevelopment plan for the designated site. The ordinance is expected to be officially adopted after its second reading and final public hearing during the council's July 15 regular public meeting.

The redevelopment plan includes 21 lots, with 21 different owners, covering 29.38 acres.

The majority of the area in need of redevelopment is lot 1, block 256. This 25.4-acre tract contains numerous old buildings, some dating back to the early 1900s. The buildings are currently utilized as rented industrial space for small businesses and to store moving vans.

*This 25.4-acre tract contains numerous old buildings, some dating back to the early 1900s. The buildings are currently utilized as rented industrial space for small businesses and to store moving vans.*

The property was placed under the federal Environmental Protection Agency's (EPA) Superfund list in July 1998 after approximately 12 years of soil, surface water and sediment testing.

Since that time, large areas of the lot were paved, a truck driving school was closed and the south and east sides of the lot were fenced off. A drainage control system was also installed in 1997 to limit the movement of contaminants to the Bound Brook.

Cornell-Dubilier and Dana Electric, two former owners/tenants of the lot involved removed soil from the yards of 18 dwellings in 1999 by agreement with the EPA.

The remaining 20 lots comprise 8.98 acres with six dwellings, one industrial site, six commercial facilities, the borough community police substation and five vacant parcels, (one

See Redevelopment, page A-7

# Town moves ahead with redevelopment

Continued from page A-1

borough-owned and one in semi-public use).

The Planning Board previously noted existing conditions, including environmental problems, diverse ownership, and the condition of structures and varied land use, inhibited development. This being the case, the area met the criteria for designating it as a redevelopment area allowing for a comprehensive redevelopment plan and the improvement of public health, safety and welfare. The area will be developed for mixed use contributing to and serving the community.

The conceptual design plan was prepared by Beacon Planning and Realty Advisors in consultation with the borough council. The plan met several criteria including: being incorporated into the Master Plan, preserving environmentally

sensitive lands, including a pedestrian linkage to the Historic Downtown District, providing municipal parking, providing access to and use of the area while being redeveloped, providing landscaping, providing work and shopping after redevelopment and making sure the redevelopment doesn't overwhelm the infrastructure.

The redeveloped area will include six land use categories including retail/commercial, mini-storage, office/warehouse, public use and intersection and street improvements, semi-public use and a buffer/conservation area.

Portions of the redevelopment area along Hamilton Boulevard and New Market Avenue are proposed for retail/commercial development with the sole exception of the borough community police substation which will remain. On-site parking and other public access to this area, along with road and intersection improvements stretching the length of Hamilton Boulevard, will be provided. Part of Hamilton Boulevard will also be used for mini-storage.

The office/warehouse land use designation comprises the largest portion designated for development along and near Spicer and Garibaldi avenues and Fulton Street. Parking will also be provided in this area.

Semi-public with some parking and pedestrian access including a bridge to the Historic Downtown District, would be included adjacent to the Lehigh Valley Railroad. Buffer/conservation area will be included along Spicer with an environmentally sensitive area in lot 1, block 256 including a stream, flood plain and wetlands to be preserved.

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# South Plainfield Observer

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July 19, 2002

## Hamilton Boulevard Redevelopment Plan Advances

Redevelopment of the Hamilton Boulevard Industrial Site moved forward on Monday night at the Borough Council's regular public meeting. Following a public comment session, the Borough Council officially adopted the ordinance accepting the proposed redevelopment plan for the 27-acre site.

The next step in the redevelopment process will be to incorporate redevelopment planning as an integral element of the clean-up plan that is proposed for the site. This will involve a cooperative effort with the U.S. Environmental Protection Agency (USEPA). Through such a cooperative effort, the normally lengthy Superfund process can be expedited and the property redeveloped at the earliest possible date.

Speaking on behalf of Dana Corporation, a past owner of the property, Attorney Michael Last said, "We are very pleased with tonight's vote as it sends a clear signal to the USEPA about the community's commitment to the successful redevelopment of this property."

10.00072

***THP, Inc.***

**The Redevelopment Plan  
for the Designated  
Redevelopment Area in the  
Vicinity of the  
Hamilton Boulevard Industrial Site**

**Borough of South Plainfield  
Middlesex County, New Jersey**

**April, 2002**

**Prepared for:**

**Borough of South Plainfield  
2480 Plainfield Avenue  
South Plainfield, New Jersey 07080**

**Prepared by:**

***THP, Inc.*  
40 Brunswick Woods Drive  
East Brunswick, New Jersey 08816**

  
**Lester J. Nebenzahl, P.P., AICP**

**THP File No. 2001 02.110**

10.00073

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## INTRODUCTION

The South Plainfield Borough Council adopted Resolution Number 01-116 on April 19, 2001, which designated certain lands in the vicinity of the Hamilton Boulevard and the Lehigh Valley Railroad as a "Redevelopment Area" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-2 et seq.).

The tract designated as a "Redevelopment Area" is illustrated on the attached map entitled "Exhibit 1, Study Area", and includes 21 individual tax lots with a total land area of approximately 29.38 acres. Table 1 presents a listing of all lots within the "Redevelopment Area" including current ownership and approximate acreage for each parcel.

As set forth in the preliminary report adopted by the South Plainfield Borough Planning Board, dated June, 2001, the majority of the area in need of redevelopment is comprised of Lot 1 in Block 256. This 25.4 acre tract contains numerous old buildings, some of which date back to the very early 1900's. The buildings are utilized as rented industrial space for a variety of small businesses and the site is also used to store moving vans. The property was placed on the United States Environmental Protection Agency's

Superfund list in July, 1998 after approximately twelve years of soil, surface water and sediment testing. Large areas of the site were paved, a truck driving school was closed, the south and east sides of the lot were fenced and a drainage control system was installed in 1997 to limit movement of contaminants to the Bound Brook. Cornell-Dubilier Electric and the Dana Corporation, two former tenants and/or the former owner of the tract removed soil from the yards of thirteen dwellings in 1999 by agreement with the Environmental Protection Agency.

Not  
relevant  
to  
Site

The remaining twenty lots comprise an area of 3.98 acres with six dwellings; one industrial use; six commercial facilities; the Borough police substation; five vacant parcels including a single Borough owned parcel; and, one semi-public use.

In the preliminary report, the Borough Planning Board noted that existing conditions within the designated area will continue to inhibit development of the individual parcels. These conditions include existing environmental problems, diverse ownership, and the overall condition of existing structures and varying land use activities within the area. As determined by the Planning Board, these conditions meet the criteria for designation of the parcels as a "redevelopment area" pursuant to N.J.S.H. 40A:12-1 et seq.

Accordingly, inclusion of those parcels within the redevelopment area will allow for a comprehensive Redevelopment Plan and productive improvements which will promote the public health, safety and general welfare.

Based upon the above noted existing conditions, the preliminary report recommended that the designated redevelopment area be planned and developed with mixed uses which will be valuable for contributing to and serving the community.

### THE REDEVELOPMENT PLAN

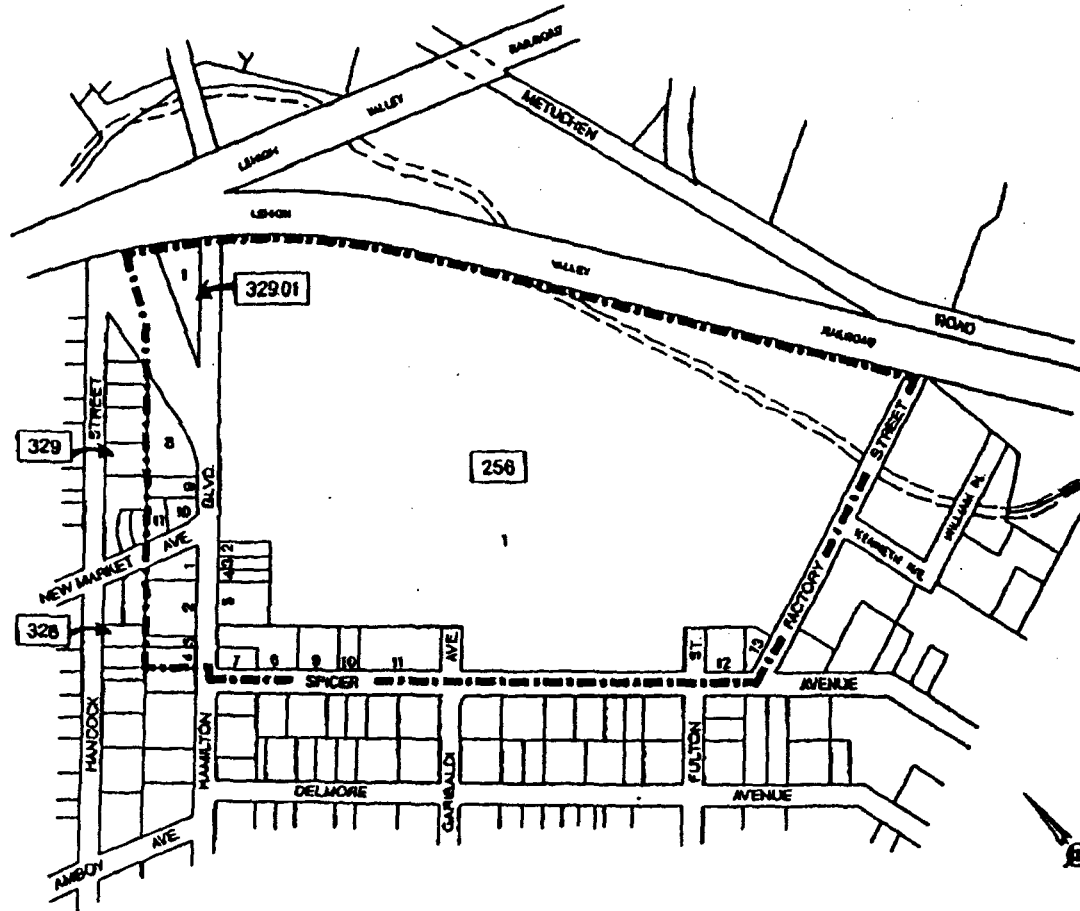
The Redevelopment Plan presented on Exhibit 2 has been prepared in accordance with a "Conceptual Design Plan" prepared by Beacon Planning and Realty Advisors, L.L.C. in consultation with the South Plainfield Borough Governing Body. The Plan has been formulated to achieve the following goals and objectives:

- The "Redevelopment Plan" should be compatible with the Borough's Master Plan.
- Environmentally sensitive lands should be preserved.
- Grade-separated pedestrian linkage to the Historic Downtown District located north of the Lehigh Valley Railroad should be provided.

- Provide municipal parking to meet the off-street parking needs of future retail development within the redevelopment area as well as for nearby community businesses.
  - Provide safe and efficient access to all uses within the redevelopment area while minimizing adverse impacts to existing residents in the area.
  - Provide adequately landscaped buffer areas to aesthetically complement the development and buffer existing residential dwellings in the surrounding area.
  - Provide the opportunity to work and shop within the redevelopment area while maintaining compatibility with existing development in the area.
- 
- The scope of development should not overwhelm existing and/or proposed infrastructure.

The "Hamilton Boulevard Redevelopment Area" is proposed to be developed with six land use categories, as follows:

- Retail/Commercial
- Mini-storage
- Office/Warehouse
- Public Use/Street Intersection Improvement
- Semi-Public (existing use)
- Buffer/Conservation



GRAPHIC SCALE (in feet)



**LEGEND:**

- - EXISTING TAX BLOCK NUMBER
- - EXISTING TAX LOT NUMBER
- - STUDY AREA BOUNDARY

**EXHIBIT 1**  
**STUDY AREA**

**THP, Inc.**  
East Brunswick, New Jersey

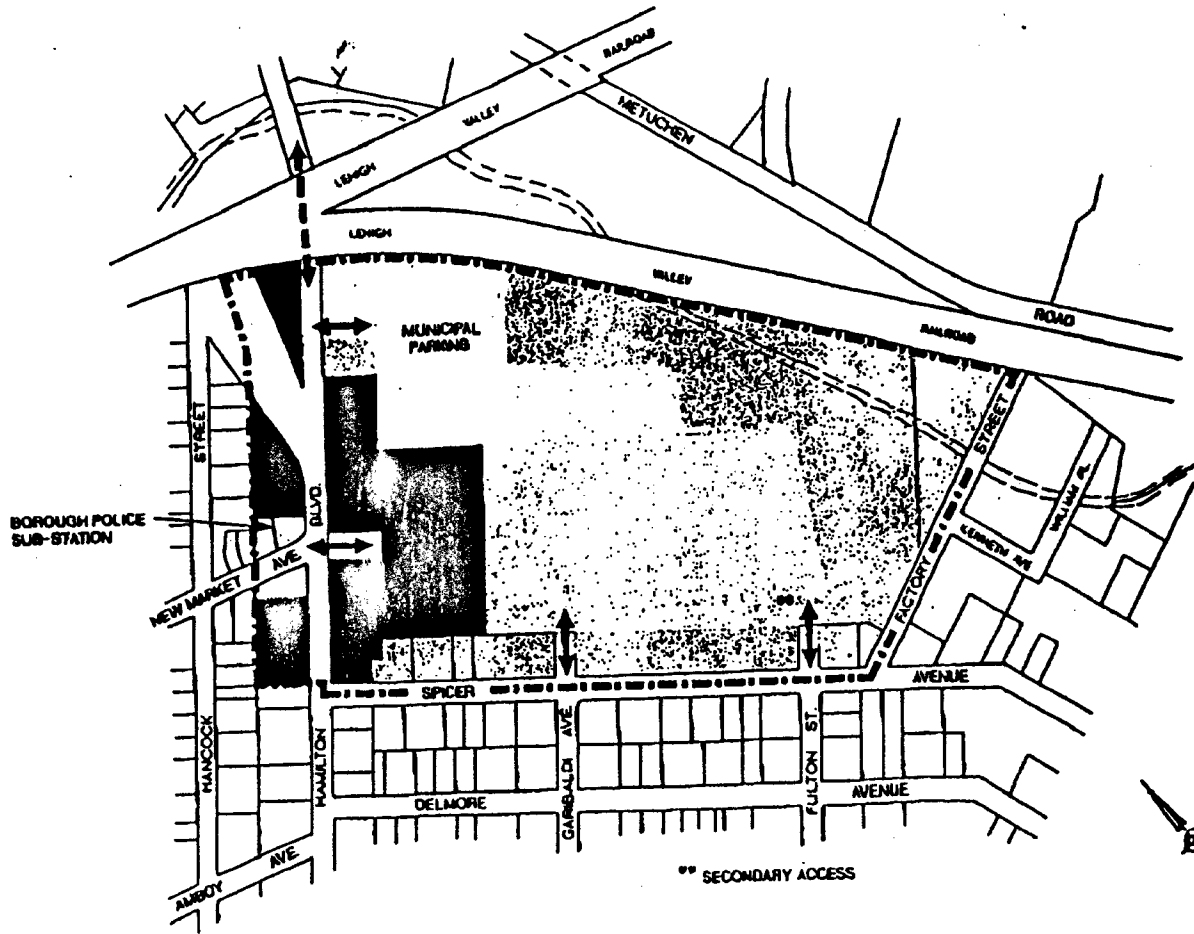
10.00079

**Table 1**  
**Redevelopment Area**  
**(Tax Lot Parcel Identification)**









<u>Block</u>	<u>Lot(s)</u>	<u>Owner</u>	<u>Acreage (Approx.)</u>
256	1	DSC of Newark Corporation	25.4
256	2	Morris Schechter	0.08
256	3	Adam Schechter	0.08
256	4	Jaipersaud and Babita Sewdat	0.07
256	5	Harry and Stella Cisz	0.29
256	6 & 7	Saverd Joint Venture, L.L.C.	0.46
256	9	Eugene and Angelina Pesaniello	0.23
256	10	John and Eugene Pesaniello	0.11
256	11	Eugene M. Pesaniello	0.46
256	12	Frank Riccardi, Sr.	0.23
256	13	Borough of South Plainfield	0.10
328	1	Morris Schechter	0.15
328	2	Queen's Palace Restaurant, Inc.	0.36
328	3	Max C. and Jason J. Lee	0.07
328	4	Jason J. Lee	0.14
329	8	340 Hamilton Boulevard Associates	0.42
329	9	Anthony Pellegrino	0.14
329	10	Borough of South Plainfield	0.11
329	11	Anthony S., Jr. and Joann Zelek	0.10
329.01	1	Columbian Club/South Plainfield #6203, Inc.	0.38

**Total Acreage (approx.) = 29.38**

Source: South Plainfield 2001 Tax Assessors Book and Tax Maps.



# LEGEND

-  RETAIL / COMMERCIAL
-  MINI-STORAGE
-  OFFICE / WAREHOUSE
-  PUBLIC USE / STREET INTERSECTION IMPROVEMENT
-  SEMI-PUBLIC
-  BUFFER / CONSERVATION
-  ACCESS POINT
-  PEDESTRIAN BRIDGE

## EXHIBIT 2

## HAMILTON BOULEVARD REDEVELOPMENT AREA

THP, Inc.  
East Brunswick, New Jersey

10.00081

As shown on the Redevelopment Plan, the northwest portion of the redevelopment area in vicinity of Hamilton Boulevard is proposed for retail and commercial development. Within this area presently, is a South Plainfield Borough Police sub-station which is proposed to remain. The sub-station is shown on the northerly corner of the New Market Avenue intersection with Hamilton Boulevard as a "Public Use" on the Redevelopment Plan. Access for the retail uses would be provided along Hamilton Boulevard, with internal access to on-site municipal parking provided in vicinity of the New Market Avenue intersection and also further northeast along Hamilton Boulevard.

An additional lot identified for "public use/intersection improvement" is shown on the southerly side of New Market Avenue. This Plan designation is shown to facilitate roadway improvements in vicinity of the intersection. It is proposed that the balance of lot area for this parcel not used for roadway widening purposes be combined and developed for retail/commercial use.

Additional commercial development is shown on the Plan, located further away from Hamilton Boulevard adjacent to the proposed retail area. This portion of the overall redevelopment area is identified for "Mini-Storage"



development. Primary access to this portion of the redevelopment area would be provided in the vicinity of the New Market Avenue intersection with Hamilton Boulevard. It is recommended that secondary access also be provided internally from the office/warehouse area located in the central portion of the redevelopment area.

The "Office/Warehouse" land use designation comprises the largest portion designated for development. Located in the central portion of the tract, primary access to this proposed development would be from Spicer Avenue, near Garibaldi Avenue. Secondary access for the office/warehouse development area is also shown from Spicer Avenue, near Fulton Street.

"Municipal Parking" is shown to be provided on the northerly portion of the site. This area would accommodate patron parking for the retail/commercial establishments within the redevelopment area as well as for nearby retail commercial businesses. Access to this municipal parking area would be provided from Hamilton Boulevard as shown on the Redevelopment Plan.

"Semi-public" use is shown on a small separate portion of the redevelopment area, adjacent to the Lehigh Valley Railroad right-of-way. This designation reflects an existing semi-public use located on the lot.

The remaining portions of the redevelopment area are shown for "Buffer/Conservation" area. The portion of land along Spicer Avenue is proposed for landscaped buffer to screen the mini-storage and office/warehouse portions of the redevelopment area from residential dwellings located on the opposite side of Spicer Avenue. A larger area proposed for conservation is located along the easterly and southerly portion of the redevelopment area. This designation reflects existing environmentally sensitive areas on Lot 1 of Block 256 which include an existing stream and associated floodplain area and wetlands areas.

A small area shown for conservation is shown to the north of the retail area, in vicinity of the municipal parking area. This designation is intended for open space area available for passive recreational use to the general public.

In addition to the Land Use Plan designations shown on the Redevelopment Plan, pedestrian access to the area is shown from the northerly side of the Lehigh Valley Railroad in vicinity of the proposed municipal parking area.

This bridge is intended to provide pedestrian access over the railroad to the existing Historic Downtown District located on the northerly side of the railroad corridor.

Intersection and roadway improvements associated with the redevelopment area are also proposed along Hamilton Boulevard and in particular, at the New Market Avenue intersection. Roadway improvements to Hamilton Boulevard include reconstruction of the roadway with the provision for separate turning lanes (northbound and southbound) at New Market Avenue and reconfiguration of the roadway in the vicinity of the Lakeview Avenue/Hamilton Boulevard intersection. Along with upgrade of the existing traffic signal at the Hamilton Boulevard/New Market Avenue intersection, roadway improvements include the reconstruction of the New Market Avenue approach to Hamilton Boulevard, with the provision for separate eastbound left-turn and right-turn lanes. Pedestrian sidewalk improvements are also proposed for Hamilton Boulevard and New Market Avenue.

### IMPLEMENTATION OF THE PLAN

The implementation of the "Redevelopment Plan" will require a cooperative effort between the Borough of South Plainfield, the developer(s) of the subject lands and all interested parties including current property owners, the business community and public at large. Cohesive and architecturally compatible redevelopment must be provided while still meeting the needs of the community and effectuating the goals and objectives of the Redevelopment Plan noted previously. Most importantly, the Redevelopment Plan must effectuate the goals and objectives of the Borough Master Plan and Development Ordinances.

Specific zoning amendments are not yet proposed to implement the "Redevelopment Plan". It is suggested that these detailed ordinance provisions be crafted after additional planning, engineering and architectural schemes are developed in consultation with prospective developers, following the general intent of the "Conceptual Design Plan" for the tract.

Pursuant to N.J.S.A. 40A:12A-7(a)(4), all parcels shown on Exhibit 1, "Study Area," and further identified on Table 1 may be acquired by negotiation or condemnation in accordance with N.J.S.A. 40A:12A-8(b) and (c). Any structures on such properties may be demolished and the assembled site developed in accordance with the provisions of this Redevelopment Plan. Lot consolidation to the extent practical and permissible, shall be a goal of this Redevelopment Plan. To the extent necessary, public easements shall be negotiated and effectuated between the Borough of South Plainfield and the redeveloper on any project.

Any displaced resident within the Redevelopment Area shall be offered relocation assistance in accordance with applicable state law. Such relocation assistance shall be directed towards decent, sanitary, safe and affordable dwelling units within the local housing market, which are hereby acknowledged as existent.

This Redevelopment Plan is consistent with the goals and objectives of the Borough Master Plan, the New Jersey State Development and Redevelopment Plan and the Middlesex County Master Plan.

Financial incentives may be utilized by the Borough of South Plainfield to foster the redevelopment efforts outlined within this Redevelopment Plan. Such incentives may include the use of short and long term tax incentives. The Borough may also be eligible for grant funds for public improvements necessary to facilitate a redevelopment project, and it shall take a proactive approach to securing such funds.

The Borough of South Plainfield may select or approve of a redeveloper to undertake a redevelopment project in furtherance of this Redevelopment Plan through various means. The Borough may prepare a Request for Qualifications (RFQ), to include, at a minimum: (1) a description of the redevelopment entity, disclosure of ownership interest, list of references, list of general or limited partners, financial profile of the redevelopment entity, and where applicable, a list of comparable projects successfully completed; (2) a description of the proposed use for the redevelopment projects, including analysis of the site, environmental impact and assessments, and overall approach to site development; and (3) anticipated construction schedule. Upon receipt and consideration of applications submitted in response to a RFQ, the Borough may select and approve by Resolution among redeveloper(s), or it may reject all applications.

The Borough may also, at any time, entertain an unsolicited proposal from a prospective redeveloper. The Borough will have the option of conferring redeveloper status to such unsolicited redeveloper applicant upon consideration and approval by Resolution of the proposal, or it may put out a RFQ to solicit interest in the subject project from other potential developers.

The Borough is sensitive to the issues and desires of the present owners and thus such owners shall be given opportunity to participate in the redevelopment program. If, in any instance, the Borough chooses to issue a RFQ, the property owners within the designated redevelopment area shall be given notice of the issuance of such RFQ and be given an opportunity to offer a proposal in conformity with such RFQ. \*

The Borough of South Plainfield may designate a redevelopment entity as a Conditional Redeveloper for a particular project subject to the successful negotiation and execution of a redevelopment agreement with the Borough within twelve (12) months of conditional designation. An extension to this negotiation period may be granted in additional six (6) month increments, or the Borough may terminate the conditional redeveloper designation.

All approved redevelopers must enter into a written redeveloper agreement with the Borough of South Plainfield, pursuant and subject to N.J.S.A. 40A:12A-9.

### Streetscape

Every consideration shall be given to improving the aesthetic appearance and curb appeal of the redevelopment area, including efforts to minimize excessive signage. Efforts shall also be made to maximize the use of shade trees and plantings, to the extent practical considering the environmental issues of the site.

Integration of canopies and awnings into the architectural design of redevelopment projects is encouraged, subject to the approval of the Borough. Business identification through the use of lettering and/ or logos on such canopies and awning will be permitted, provided it is part of the design and construction of the canopy or awning, and will not require a separate sign permit.



Additional signage standards shall apply throughout the redevelopment area, and no others signage will be permitted except as follows: (1) each business establishment with one or more independent entrances in a retail or office center will be entitled to one building sign to identify each entrance. The site plan submitted to the Planning Board must include building elevation drawings that incorporate locations designed into the building facades for identification signage that is part of the architectural context of the building. The size and graphics of the signage plan will be subject to approval of the Planning Board; (2) where a single building entrance is shared by two or more business establishments, a directory identification sign may be used to identify the name and location of each business, and such directory signs must be incorporated into the signage plan as described at (1) above; (3) storefront windows must be used for orderly display of merchandise and will not be permitted to become cluttered with temporary signage, flyers, leaflets, price advertisements or other material; (4) temporary sandwich board style signs will only be permitted for use in conjunction with a sidewalk café attached to a restaurant pursuant to an approved site plan by the Planning Board, and such signs may not exceed six square feet, must contain only the

restaurant name and a menu, and must be removed when the outdoor café is not in use; (5) each new business establishment will be permitted one temporary banner announcing a grand opening for a period of three (3) calendar weeks from the first full or partial day it is open to the public, but such banner must not be larger than 5 percent of the façade area of the building occupied by the new business and must not be located anywhere other than on the front business façade.

Adequate and aesthetically attractive lighting throughout the redevelopment area shall be an integral component of this Redevelopment Plan, and efforts shall be made to incorporate such lighting into any redevelopment project undertaken within the area. To the extent practical, the transfer of utilities underground should be considered, and the costs of such transfer shall be allocated pursuant to N.J.S.A. 40A:12A-10.



Development Corporation

111 MAGEE AVENUE  
LAVALLETT, NJ 08735  
(732) 854-9080  
(732) 854-9288 FAX

June 28, 2002

Mr. Mike Last  
Rackemann, Swyer, & Brewster  
One Financial Center  
Boston, MA 02111

Re: AST Development Corporation as Redeveloper for 333 Hamilton Boulevard, South  
Plainfield, NJ 07080

Dear Mr. Last:

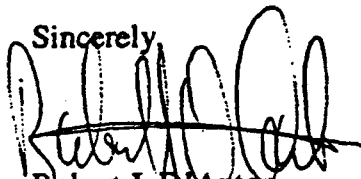
I would like to take this opportunity to thank you for setting time aside from your hectic schedule this morning to meet with regard to the redevelopment of the above referenced property.

This letter shall serve as a formal expression of our interest in serving as the exclusive redeveloper for 333 Hamilton Boulevard, South Plainfield, NJ, in cooperation with Dana Corporation and Cornell-Dubilier Electric.

Over the coming weeks AST will review the documentation presented to us this morning, and formulate potential alternate use scenarios within the context of your redevelopment plan dated April 2002.

If, in the interim, there is any additional information we can provide, please do not hesitate to contact either Ed or myself at your convenience.

Sincerely,



Robert J. D'Anton  
President

Cc: Edward L. Stutz

10.00093

Developers • Designers • Builders • Construction Managers